

Revised Use Charts

18.21.020 Residential zones R-1, R-4 and R-6 – Use allowances.

The following *uses* in Table A are permitted, conditionally permitted, special uses, or *prohibited uses* in residential zones R-1, R-4 and R-6.

Table A. Residential Zones R-1, R-4 and R-6 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Single Detached Dwelling Unit^a</i>	<i>Single Detached Dwelling Unit^a</i>	<i>Jail</i>	<i>Community Residential Facility II</i>
<i>Townhouse²</i>	<i>Townhouse²</i>	<i>Work Release Facility</i>	<i>Hotel/Motel^b</i>
<i>Apartment^a</i>	<i>Apartment^a</i>	<i>Hydroelectric</i>	<i>Organization Hotel/Lodging</i>
<i>Designated Manufactured Home¹</i>	<i>Designated Manufactured Home¹</i>	<i>Generation Facility</i>	<i>Houses</i>
<i>Mobile Home and Manufactured Home⁵</i>	<i>Mobile Home Park⁶</i>	<i>Nonhydroelectric Generation Facility</i>	<i>Campgrounds</i>
<i>Senior Citizen Assisted Living⁴</i>	<i>Community Residential Facility I</i>	<i>Communication Facility⁶⁹</i>	<i>Destination Resorts</i>
<i>Residential Accessory Uses⁸</i>	<i>Dormitory⁷</i>	<i>Earth Station</i>	<i>Recreational Vehicle Park</i>
<i>Home Occupation</i>	<i>Home Industry</i>	<i>Oil and Gas Extraction</i>	<i>Adult Entertainment Business</i>
<i>Park¹²</i>	<i>Bed and Breakfast</i>	<i>Energy Resource</i>	<i>Theater</i>
<i>Trails</i>	<i>Guesthouse¹⁰</i>	<i>Recovery Facility</i>	<i>Theater, Drive-in</i>
<i>Golf Course Facility¹⁵</i>	<i>Marina¹³</i>	<i>Landfill</i>	<i>Bowling Center</i>
<i>Amusement and Recreation Services^{16,17,18}</i>	<i>Sports Club^{13,14}</i>	<i>Transfer Station</i>	<i>Shooting Range</i>
<i>Library²⁰</i>	<i>Amusement and Recreation Services^{16,17,19}</i>	<i>Wastewater Treatment Facility</i>	<i>Amusement Arcades</i>
<i>Museum²⁰</i>	<i>Library</i>	<i>Municipal Water</i>	<i>Amusement Park</i>
<i>Arboretum</i>	<i>Museum</i>	<i>Production</i>	<i>Outdoor Performance Center</i>
<i>Conference Center²⁰</i>	<i>Conference Center</i>	<i>Airport/Heliport</i>	<i>Drycleaning Plants</i>
	<i>General Personal Service²¹</i>	<i>Transit Bus Base</i>	<i>Industrial Launderers</i>
		<i>School Bus Base</i>	<i>Veterinary Clinic</i>
		<i>Racetrack⁶²</i>	<i>Automotive Repair</i>
			<i>Automotive Service</i>
			<i>Miscellaneous Repair</i>
			<i>Kennel or Cattery</i>
<i>Cemetery, Columbarium or Mausoleum²³</i>	<i>Funeral Home/Crematory²²</i>	<i>Zoo/Wildlife Exhibit⁶³</i>	<i>Theatrical Production Services</i>
<i>Family Child-Care Home²⁵</i>	<i>Cemetery, Columbarium or Mausoleum²⁴</i>	<i>College/University⁶⁴</i>	<i>Nursing and Personal Care Facilities</i>

Table A. Residential Zones R-1, R-4 and R-6 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Day Care I</i> ²⁶	<i>Day Care I</i>		Medical/Dental Lab
<i>Day Care II</i> ²⁶	<i>Day Care II</i>		<i>Miscellaneous Health</i>
<i>Church, Synagogue,</i>	<i>Church, Synagogue,</i>		<i>Services</i>
<i>Mosque, Temple</i> ²⁷	<i>Mosque, Temple</i>		<i>Public Agency Archives</i>
<i>Social Services</i> ^{27,28}	<i>Social Services</i> ^{28,29}		Court
<i>Stable</i> ³⁰	<i>Stable</i>		<i>Construction and Trade</i>
<i>Artist Studios</i> ³¹	<i>Medical/Dental</i>		<i>Individual Transportation and</i>
<i>Interim Recycling Facility</i> ³²	<i>Office/Outpatient Clinic</i> ²⁹		<i>Taxi</i>
<i>Medical/Dental</i>	Hospital ²⁹		Trucking and Courier Service
<i>Office/Outpatient Clinic</i> ²⁷	<i>Secondary or High School</i> ³³		<i>Warehousing and Wholesale</i>
<i>Elementary School</i>	<i>Vocational School</i>		<i>Trade</i> ⁴⁶
<i>Middle/Junior High School</i>	<i>Specialized Instruction</i>		<i>Self-Service Storage</i>
<i>Secondary or High</i>	<i>School</i> ³⁵		Farm Product Warehousing,
<i>School</i> ³³	<i>School District Support</i>		Refrigeration and Storage
<i>Vocational School</i> ²⁹	<i>Facility</i>		<i>Log Storage</i>
<i>Specialized Instruction</i>	<i>Public Agency or Utility</i>		Transportation Service
<i>School</i> ³⁴	<i>Office</i>		Freight and Cargo Service
<i>School District Support</i>	Fire Facility ⁴⁰		Passenger Transportation
<i>Facility</i> ³⁶	<i>Utility Facility</i> ⁴²		Service
<i>Public Agency or Utility</i>	<i>Commuter Parking Lot</i>		Communication Offices
<i>Office</i> ³⁷	<i>Helistop</i> ⁴⁷		Telegraph and Other
<i>Public Agency or Utility</i>	<i>Department and Variety</i>		Communications
<i>Yard</i> ³⁸	<i>Stores</i> ⁴⁸		<i>General Business Service</i>
Police Facility ³⁹	Food Stores ⁴⁹		<i>Professional Office</i>
<i>Utility Facility</i> ⁴¹	Eating and Drinking		Outdoor Advertising Service
<i>Commuter Parking Lot</i> ⁴³	Places ^{51,52}		Miscellaneous Equipment
<i>Private Stormwater</i>	<i>Drug Stores</i> ⁴⁹		Rental
<i>Management Facility</i> ⁴⁴	<i>Book, Stationery, Video</i>		Automotive Rental and
<i>Vector Waste Receiving</i>	<i>and Art Supply Stores</i> ⁴⁹		Leasing
<i>Facility</i> ⁴⁵	<i>Florist Shops</i> ⁴⁹		Professional Sports
Automotive Parking ⁴³	Hatchery/Fish Preserve ⁵⁶		Teams/Promoters
	Aquaculture ⁵⁶		

Table A. Residential Zones R-1, R-4 and R-6 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Agricultural Product Sales⁵⁰</i> <i>Livestock Sales^{53,54}</i> Growing and Harvesting Crops Raising <i>Livestock</i> and <i>Small Animals⁵⁵</i>	<i>Hydroelectric Generation Facility⁵⁷</i> <i>Nonhydroelectric Generation Facility⁵⁸</i> <i>Communication Facility^{59,60c}</i> <i>Earth Station^{60a}</i> <i>School Bus Base</i>		Research, Development and Testing <i>Heavy Equipment and Truck Repair</i> <i>Commercial/Industrial Accessory Uses</i> <i>Building, Hardware and Garden Materials Stores</i> <i>Forest Product Sales</i> <i>Motor Vehicle and Boat Dealers</i> <i>Auto Supply Stores</i>
Growing and Harvesting Forest Products <i>School Bus Base⁶¹</i> College/University ^{64,65}	College/University ^{64,66}		Gasoline Service Stations Apparel and Accessory Stores <i>Furniture and Home Furnishings Stores</i> Liquor Stores Used Goods: Antiques/Secondhand Shops <i>Sporting Goods and Related Stores</i> <i>Jewelry Stores</i> Monuments, Tombstones and Gravestones Sales <i>Hobby, Toy, Game Shops</i> <i>Photographic and Electronic Shops</i> <i>Fabric Shops</i> Fuel Dealers <i>Personal Medical Supply Stores</i>

Table A. Residential Zones R-1, R-4 and R-6 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
			<i>Pet Shops</i> <i>Bulk Retail</i> <i>Auction Houses</i> <i>Manufacturing Land Uses</i> <i>Forest Research</i> <i>Wildlife Shelters</i> Mineral Extraction and Processing Asphalt/Concrete Mixtures and Block Manufacture <i>Resource Accessory Uses</i> <i>Jail Farm/Camp</i> <i>Public Agency Animal Control</i> <i>Facility</i> <i>Public Agency Training</i> <i>Facility</i> <i>Soil Recycling Facility</i> <i>Fairground</i> Stadium/Arena <i>Secure Community Transition</i> <i>Facilities</i> <i>Marijuana Business</i>

¹ *Conditional use permit* required before approving more than one dwelling on individual *lots*, except on *lots* in subdivisions, short subdivisions or binding site plans approved for multiple unit *lots*, and except as provided for *accessory dwelling units* in subsection 8 of this section.

² A *conditional use permit* is not required for *townhouse* units on *lots* in a subdivision or short subdivision designed for *townhouse* units.

³ Only subject to the residential density incentive provisions of Chapter [18.80](#) KMC.

⁴ Only in a *building* listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of Chapter [2.20](#) KMC.

⁵ *Manufactured homes* and *mobile homes* are only allowed in *mobile home parks*.

⁶ *Mobile home parks* shall not be permitted in the R-1 zones.

⁷ Only as an accessory to a school, college, university or church.

⁸ a. See KMC [18.73.100](#) regarding *accessory dwelling units*.

b. One single or twin engine, noncommercial aircraft shall be permitted only on *lots* that abut, or have a legal access that is not a *City* right-of-way to, a waterbody or landing field, provided there is:

(1) No aircraft sales, service, repair, charter or rental; and

(2) No storage of aviation fuel except that contained in the tank or tanks of the aircraft.

⁹ Except *bed and breakfast guesthouses*.

¹⁰ *Bed and breakfast guesthouses* shall be authorized after issuance of a *conditional use permit*, subject to the following conditions:

a. The guesthouse shall be owner-occupied;

b. Meals shall be served to paying guests only (no restaurant *use* permitted);

c. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;

d. Parking shall be provided as required by this title; and

e. The guesthouse shall be compatible with the neighborhood character as determined by the *city manager*, and shall not create significant adverse neighborhood effects that cannot be mitigated.

¹¹ Reserved.

¹² The following conditions and limitations shall apply, where appropriate:

- a. No stadiums on *sites* less than 10 acres;
- b. Lighting for *structures* and fields shall be directed away from residential areas;
- c. *Structures* or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones, except for *structures* in on-site recreation areas required in KMC [18.30.130](#) and [20.47.155](#). *Setback* requirements for *structures* in these on-site required recreation areas shall be maintained in accordance with the zoning standards for the underlying residential zone;
- d. Overnight camping is allowed only in an approved *campground*.

¹³ Limited to recreation facilities subject to the following conditions and limitations:

- a. The bulk and scale shall be compatible with residential character of the area;
- b. For *sports clubs*, the gross floor area shall not exceed 10,000 square feet unless the *building* is on the same *site* or adjacent to a *site* where a public facility is located or unless the *building* is a nonprofit facility; and
- c. Use is limited to residents of a specified residential *development* or to *sports clubs* providing supervised instructional or athletic programs.

¹⁴ Only for stand-alone *sports clubs* that are not part of a *park*.

¹⁵ Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted *best management practices* for golf course *development*.

¹⁶ Excluding amusement and recreational *uses* classified elsewhere in this chapter.

¹⁷ *Social card games*, as defined by this title, are prohibited.

¹⁸ Limited to a golf driving range as an accessory to golf courses.

¹⁹ Limited to golf driving ranges and subject to subsection 15 of this section.

²⁰ Only as accessory to a *park* or in a *building* listed on the National Register as an historic site or designated as a *City* landmark subject to Chapter [18.50](#) KMC.

²¹ Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in KMC [18.21.070](#).

²² Only as an accessory to a cemetery.

²³ Limited to columbariums accessory to a church, but required *landscaping* and parking shall not be reduced.

²⁴ *Structures* shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

²⁵ A *family child-care home* is subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the following requirements:

- a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
- b. A safe passenger loading area as certified by the DEL licensor shall be provided;
- c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;
- d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;
- e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC;
- f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility; and
- g. Prior to receiving State licensing, the family child-care provider shall provide the *City* with proof of written notification informing immediately adjoining property owners of the intent to locate and maintain the *family child-care home*. The notification shall inform the notified parties that comments may be submitted to the DEL and provide contact information for submitting such comments to the DEL. The proof of notification shall be in the form of a written affidavit containing (1) the date and means of notification; (2) a copy of the notification; and (3) a list of the parties to whom the notification was distributed.

²⁶ Only as a re-use of a public school facility subject to Chapter [18.50](#) KMC, or an *accessory use* to a school, church, *park*, *sport club* or public housing administered by a *public agency*, and:

- a. Outdoor play areas shall be completely enclosed by a solid wall or *fence*, with no openings except for gates and have a minimum height of six feet;
- b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
- c. Direct access to a developed arterial *street* shall be required in any residential zone; and
- d. Hours of operation may be restricted to assure compatibility with surrounding *development*.

²⁷ Only as a re-use of a public school facility subject to Chapter [18.50](#) KMC.

²⁸ Except day care services and residential care.

²⁹ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC.

³⁰ Covered riding arenas are subject to KMC [18.70.030](#) and shall not exceed 20,000 square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.

³¹ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC or as a joint use of an existing public school facility.

³² Limited to *drop box facilities* accessory to a public or community *use* such as a school, fire station or community center.

³³ Renovation, expansion, modernization, or reconstruction of a school, or the addition of *relocatable facilities*, is permitted.

³⁴ Only as an accessory to residential *use*, and:

- a. Students shall be limited to 12 per one-hour session;
- b. All instruction must be within an enclosed *structure*; and
- c. *Structures* used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.

³⁵ Subject to the following:

- a. *Structures* used for the school and *accessory uses* shall maintain a minimum distance of 25 feet from property lines adjoining residential zones;

b. On *lots* over two and one-half acres:

- (1) *Retail sales* of items related to the instructional courses are permitted, if total floor area for *retail sales* is limited to 2,000 square feet;
- (2) Sales of food prepared in the instructional courses are permitted with Seattle/King County public health and *City* approval, if total floor area for food sales is limited to 1,000 square feet and is located in the same *structure* as the school; and
- (3) Other incidental student-supporting *uses* are allowed, if such *uses* are found to be both compatible with and incidental to the principal *use*; and

c. On *sites* over 10 acres zoned R-1 and/or R-4:

- (1) *Retail sales* of items related to the instructional courses are permitted, provided total floor area for *retail sales* is limited to 2,000 square feet;
- (2) Sales of food prepared in the instructional courses are permitted with Seattle/King County public health and *City* approval, if total floor area for food sales is limited to 1,750 square feet and is located in the same *structure* as the school;
- (3) Other incidental student-supporting *uses* are allowed, if the *uses* are found to be functionally related, subordinate, compatible with and incidental to the principal *use*;
- (4) The *use* shall be integrated with allowable agricultural *uses* on the *site*;
- (5) Advertised special events shall comply with the temporary use requirements of this title; and
- (6) Existing *structures* that are damaged or destroyed by fire or natural event, if damaged by more than 50 percent of their prior value, may reconstruct and expand an additional 65 percent of the original floor area but need not be approved as a conditional use if their *use* otherwise complies with the development conditions in this subsection (35)(c) and this title.

³⁶ Only if adjacent to an existing or proposed school.

³⁷ a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter [18.50](#) KMC; or

b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.

³⁸ a. Utility yards only on *sites* with utility district offices; or

b. *Public agency* yards are limited to material storage for road maintenance facilities.

³⁹ Limited to “storefront” police offices. Such offices shall not have:

a. Holding cells;

b. Suspect interview rooms; or

c. Long-term storage of stolen properties.

⁴⁰ a. All *buildings* and *structures* shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

b. Any *buildings* from which fire-fighting equipment emerges onto a *street* shall maintain a distance of 35 feet from such *street*; and

c. No *outdoor storage*.

⁴¹ Excluding *bulk gas storage tanks*.

⁴² Limited to *bulk gas storage tanks* which pipe to individual residences but excluding liquefied natural gas storage tanks.

⁴³ Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:

a. They are located on existing parking lots for churches, schools, or other permitted nonresidential *uses* which have excess capacity available during commuting hours; and

b. The *site* is adjacent to a designated arterial that has been improved to a standard acceptable to the *department*.

⁴⁴ Except when participating in an approved shared facility drainage plan; such facilities shall be located on the same *lot* that they are designed to serve except in subdivisions or short subdivisions that set aside a separate tract for such facilities. For shared facilities, such facilities which are not located on the *lot* they are designed to serve shall be located on a *lot* with the same or more intensive zoning designation.

⁴⁵ Only as an *accessory use* to a *public agency* or *utility yard*, or to a *transfer station*.

⁴⁶ Except *self-service storage*.

⁴⁷ Limited to *emergency* medical evacuation sites in conjunction with police, fire or health service facility.

⁴⁸ Not in R-1 and limited to *variety stores*, with a maximum of 5,000 square feet of gross floor area, and subject to KMC [18.21.070](#).

⁴⁹ Not permitted in R-1 and limited to a maximum of 5,000 square feet of gross floor area and subject to KMC [18.21.070](#).

⁵⁰ a. Limited to products produced on-site.

b. Covered sales areas shall not exceed a total area of 500 square feet.

⁵¹ Not permitted in R-1 and excluding drinking places, and limited to a maximum of 5,000 square feet of gross floor area and subject to KMC [18.21.070](#).

⁵² *Social card games*, as defined by this title, are prohibited.

⁵³ Retail sale of *livestock* is permitted only as accessory to raising *livestock*.

⁵⁴ Limited to the R-1 zone.

⁵⁵ *Large livestock* allowed in accordance with Chapter [18.70](#) KMC.

⁵⁶ May be further subject to KMC Title [16](#), Division I, Shoreline Management.

⁵⁷ Limited to facilities that comply with the following:

a. Any new diversion *structure* shall not:

(1) Exceed a height of eight feet as measured from the streambed; or

(2) Impound more than three surface acres of water at the normal maximum surface level;

b. There shall be no active storage;

c. The maximum water surface area at any existing dam or diversion shall not be increased;

d. An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained;

e. Any transmission line shall be limited to a:

(1) Right-of-way of five miles or less; and

(2) Capacity of 230 kV or less;

f. Any new, permanent access road shall be limited to five miles or less; and

g. The facility shall only be located above any portion of the *stream* used by *anadromous fish*.

⁵⁸ Limited to *cogeneration* facilities for on-site use only.

⁵⁹ ~~The provisions apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter 18.60 KMC.~~

⁶⁰ ~~a. Limited to no more than three satellite dish antennas.~~

~~b. Limited to one satellite dish antenna.~~

~~c. Limited to tower consolidations.~~

⁶¹ Only in conjunction with an existing or proposed school.

⁶² Except racing of motorized vehicles.

⁶³ Except arboretum.

⁶⁴ Except technical institutions. See *vocational schools*.

⁶⁵ Only as a re-use of a public school facility subject to Chapter [18.50](#) KMC.

⁶⁶ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC.

18.21.040 Residential zones R-12, R-18, R-24, and R-48 – Use allowances.

The following *uses* in Table C are permitted, conditionally permitted, special uses, or *prohibited uses* in residential zones R-12, R-18, R-24, and R-48.

Table C. Residential Zones R-12, R-18, R-24, and R-48 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Single Detached Dwelling Unit⁶</i>	<i>Single Detached Dwelling Unit⁶</i>	<i>Jail</i>	<i>Home Industry</i>
<i>Townhouse</i>	<i>Designated Manufactured Home¹</i>	<i>Work Release Facility</i>	<i>Hotel/Motel⁶</i>
<i>Apartment</i>	<i>Bed and Breakfast</i>	<i>Nonhydroelectric Generation Facility</i>	<i>Organization Hotel/Lodging Houses</i>
<i>Designated Manufactured Home¹</i>	<i>Guesthouse⁵</i>	<i>Communication Facility⁴⁹</i>	<i>Campgrounds</i>
<i>Mobile Home and Manufactured Home²</i>	<i>Marina⁸</i>	<i>Earth Station</i>	<i>Destination Resorts</i>
<i>Mobile Home Park</i>	<i>Sports Club^{8,9}</i>	<i>Oil and Gas Extraction</i>	<i>Recreational Vehicle Park</i>
<i>Community Residential Facility I</i>	<i>Amusement and Recreation Services^{11,12,13,14}</i>	<i>Energy Resource</i>	<i>Adult Entertainment Business</i>
<i>Community Residential Facility II</i>	<i>Library</i>	<i>Recovery Facility</i>	<i>Theater</i>
<i>Dormitory</i>	<i>Museum</i>	<i>Landfill</i>	<i>Theater, Drive-in</i>
<i>Senior Citizen Assisted Living</i>	<i>Conference Center</i>	<i>Transfer Station</i>	<i>Bowling Center</i>
<i>Residential Accessory Uses³</i>	<i>General Personal Service¹⁶</i>	<i>Wastewater Treatment Facility</i>	<i>Shooting Range</i>
<i>Home Occupation</i>	<i>Funeral Home/Crematory¹⁷</i>	<i>Municipal Water Production</i>	<i>Amusement Arcades</i>
<i>Park⁷</i>	<i>Cemetery, Columbarium or Mausoleum¹⁹</i>	<i>Airport/Heliport</i>	<i>Amusement Park</i>
<i>Trails</i>	<i>Day Care II</i>	<i>Transit Bus Base</i>	<i>Outdoor Performance Center</i>
<i>Golf Course Facility¹⁰</i>	<i>Church, Synagogue, Mosque, Temple</i>	<i>School Bus Base</i>	<i>Drycleaning Plants</i>
<i>Amusement and Recreation Services^{11,12,13}</i>	<i>Social Services^{22,23}</i>	<i>Racetrack⁵²</i>	<i>Industrial Launderers</i>
<i>Library¹⁵</i>	<i>Medical/Dental Office/Outpatient Clinic²³</i>	<i>Zoo/Wildlife Exhibit⁵³</i>	<i>Veterinary Clinic</i>
<i>Museum¹⁵</i>	<i>Nursing and Personal Care Facilities</i>	<i>College/University⁵⁴</i>	<i>Automotive Repair</i>
<i>Arboretum</i>	<i>Hospital²³</i>		<i>Automotive Service</i>
<i>Conference Center¹⁵</i>	<i>Secondary or High School²⁶</i>		<i>Miscellaneous Repair</i>
<i>Cemetery, Columbarium or Mausoleum¹⁸</i>	<i>Vocational School</i>		<i>Stable</i>
<i>Family Child-Care Home⁵⁷</i>	<i>Specialized Instruction School²⁸</i>		<i>Kennel or Cattery</i>
<i>Day Care I</i>	<i>School District Support Facility</i>		<i>Theatrical Production Services</i>
			<i>Medical/Dental Lab</i>
			<i>Miscellaneous Health Services</i>
			<i>Public Agency Archives</i>
			<i>Court</i>
			<i>Individual Transportation and Taxi</i>
			<i>Trucking and Courier Service</i>

Table C. Residential Zones R-12, R-18, R-24, and R-48 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Day Care II²⁰</i> <i>Church, Synagogue,</i> <i>Mosque, Temple²¹</i> <i>Social Services^{21,22}</i> <i>Artist Studios²⁴</i> <i>Interim Recycling Facility²⁵</i> <i>Medical/Dental</i> <i>Office/Outpatient Clinic²¹</i> <i>Elementary School</i>	<i>Public Agency or Utility Office</i> <i>Fire Facility³³</i> <i>Utility Facility⁶⁵</i> <i>Commuter Parking Lot</i> <i>Self-Service Storage⁴¹</i> <i>Helistop⁴³</i>		<i>Warehousing and Wholesale Trade⁴⁰</i> <i>Farm Product Warehousing, Refrigeration and Storage</i> <i>Log Storage</i> <i>Transportation Service</i> <i>Freight and Cargo Service</i> <i>Passenger Transportation Service</i> <i>Communication Offices</i> <i>Telegraph and Other Communications</i> <i>General Business Service</i>
<i>Middle/Junior High School</i> <i>Secondary or High School²⁶</i> <i>Vocational School²³</i> <i>Specialized Instruction School²⁷</i> <i>School District Support Facility²⁹</i> <i>Public Agency or Utility Office³⁰</i> <i>Public Agency or Utility Yard³¹</i> <i>Police Facility³²</i> <i>Utility Facility⁶⁴</i> <i>Commuter Parking Lot³⁶</i> <i>Private Stormwater Management Facility³⁷</i>	<i>Department and Variety Stores⁴⁴</i> <i>Food Stores⁴⁵</i> <i>Eating and Drinking Places^{46,47}</i> <i>Drug Stores⁴⁵</i> <i>Book, Stationery, Video and Art Supply Stores⁴⁵</i> <i>Florist Shops⁴⁵</i> <i>Nonhydroelectric Generation Facility⁴⁸</i> <i>Communication Facility^{49,50}</i> <i>Earth Station^{50a}</i> <i>School Bus Base⁵¹</i> <i>College/University^{54,56}</i>		<i>Outdoor Advertising Service</i> <i>Miscellaneous Equipment Rental</i> <i>Automotive Rental and Leasing</i> <i>Professional Sports Teams/Promoters</i> <i>Research, Development and Testing</i> <i>Heavy Equipment and Truck Repair</i> <i>Commercial/Industrial Accessory Uses</i> <i>Building, Hardware and Garden Materials Stores</i> <i>Forest Product Sales</i> <i>Agricultural Product Sales</i>

Table C. Residential Zones R-12, R-18, R-24, and R-48 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Vector Waste Receiving Facility</i> ³⁸ <i>Construction and Trade</i> ³⁹ <i>Professional Office</i> ⁴² <i>Automotive Parking</i> ³⁶ <i>College/University</i> ^{54,55}			<i>Motor Vehicle and Boat Dealers</i> <i>Auto Supply Stores</i> <i>Gasoline Service Stations</i> <i>Apparel and Accessory Stores</i> <i>Furniture and Home Furnishings Stores</i> <i>Liquor Stores</i> <i>Used Goods:</i> <i>Antiques/Secondhand Shops</i> <i>Sporting Goods and Related Stores</i> <i>Jewelry Stores</i> <i>Monuments, Tombstones and Gravestones Sales</i> <i>Hobby, Toy, Game Shops</i> <i>Photographic and Electronic Shops</i> <i>Fabric Shops</i> <i>Fuel Dealers</i> <i>Personal Medical Supply Stores</i> <i>Pet Shops</i> <i>Bulk Retail</i> <i>Auction Houses</i> <i>Livestock Sales</i> <i>Manufacturing Land Uses</i> <i>Resource Land Uses</i>
			<i>Jail Farm/Camp</i> <i>Public Agency Animal Control Facility</i>

Table C. Residential Zones R-12, R-18, R-24, and R-48 Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
			<i>Public Agency Training Facility</i> <i>Hydroelectric Generation Facility</i> <i>Soil Recycling Facility</i> <i>Fairground</i> <i>Stadium/Arena</i> <i>Secure Community Transition Facilities</i> <i>Marijuana Business</i>

¹ *Conditional use permit* required before approving more than one dwelling on individual *lots*, except on *lots* in subdivisions, short subdivisions or binding site plans approved for multiple unit *lots*, and except as provided for *accessory dwelling units* in subsection 3 of this section.

² *Manufactured homes* and *mobile homes* are only allowed in *mobile home parks*.

³ a. See KMC [18.73.100](#) regarding *accessory dwelling units*.

b. One single or twin engine, noncommercial aircraft shall be permitted only on *lots* that abut, or have a legal access that is not a *City* right-of-way to, a waterbody or landing field, provided there is:

(1) No aircraft sales, service, repair, charter or rental; and

(2) No storage of aviation fuel except that contained in the tank or tanks of the aircraft.

⁴ Except *bed and breakfast guesthouses*.

⁵ *Bed and breakfast guesthouses* shall be authorized after issuance of a *conditional use permit*, subject to the following conditions:

a. The guesthouse shall be owner-occupied;

b. Meals shall be served to paying guests only (no restaurant *use* permitted);

- c. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;
- d. Parking shall be provided as required by this title; and
- e. The guesthouse shall be compatible with the neighborhood character as determined by the *city manager*, and shall not create significant adverse neighborhood effects that cannot be mitigated.

⁶ Reserved.

⁷ The following conditions and limitations shall apply, where appropriate:

- a. No stadiums on *sites* less than 10 acres;
- b. Lighting for *structures* and fields shall be directed away from residential areas;
- c. *Structures* or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones, except for *structures* in on-site recreation areas required in KMC [18.30.130](#) and [20.47.155](#). *Setback* requirements for *structures* in these on-site required recreation areas shall be maintained in accordance with the zoning standards for the underlying residential zone;
- d. Overnight camping is allowed only in an approved *campground*.

⁸ Limited to recreation facilities subject to the following conditions and limitations:

- a. The bulk and scale shall be compatible with residential character of the area;
- b. For *sports clubs*, the gross floor area shall not exceed 10,000 square feet unless the *building* is on the same *site* or adjacent to a *site* where a public facility is located or unless the *building* is a nonprofit facility; and
- c. Use is limited to residents of a specified residential *development* or to *sports clubs* providing supervised instructional or athletic programs.

⁹ Only for stand-alone *sports clubs* that are not part of a *park*.

¹⁰ Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball

impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted *best management practices* for golf course *development*.

¹¹ Excluding amusement and recreational *uses* classified elsewhere in this chapter.

¹² *Social card games*, as defined by this title, are prohibited.

¹³ Limited to a golf driving range as an accessory to golf courses.

¹⁴ Limited to golf driving ranges and subject to subsection 10 of this section.

¹⁵ Only as accessory to a *park* or in a *building* listed on the National Register as an historic site or designated as a *City* landmark subject to Chapter [18.50](#) KMC.

¹⁶ Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in KMC [18.21.070](#).

¹⁷ Only as an accessory to a cemetery.

¹⁸ Limited to columbariums accessory to a church, but required *landscaping* and parking shall not be reduced.

¹⁹ *Structures* shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

²⁰ Only as a re-use of a public school facility subject to Chapter [18.50](#) KMC, or an *accessory use* to a school, church, *park*, *sport club* or public housing administered by a *public agency*, and:

a. Outdoor play areas shall be completely enclosed by a solid wall or *fence*, with no openings except for gates and have a minimum height of six feet;

b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

c. Direct access to a developed arterial *street* shall be required in any residential zone; and

d. Hours of operation may be restricted to assure compatibility with surrounding *development*.

²¹ Only as a re-use of a public school facility subject to Chapter [18.50](#) KMC.

²² Except day care services and residential care.

²³ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC.

²⁴ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC or as a joint use of an existing public school facility.

²⁵ Limited to *drop box facilities* accessory to a public or community use such as a school, fire station or community center.

²⁶ Renovation, expansion, modernization, or reconstruction of a school, or the addition of *relocatable facilities*, is permitted.

²⁷ Only as an accessory to residential use, and:

- a. Students shall be limited to 12 per one-hour session;
- b. All instruction must be within an enclosed *structure*; and
- c. *Structures* used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.

²⁸ Subject to the following:

- a. *Structures* used for the school and *accessory uses* shall maintain a minimum distance of 25 feet from property lines adjoining residential zones;
- b. On *lots* over two and one-half acres:
 - (1) *Retail sales* of items related to the instructional courses are permitted, if total floor area for *retail sales* is limited to 2,000 square feet;
 - (2) Sales of food prepared in the instructional courses are permitted with Seattle/King County public health and *City* approval, if total floor area for food sales is limited to 1,000 square feet and is located in the same *structure* as the school; and
 - (3) Other incidental student-supporting *uses* are allowed, if such *uses* are found to be both compatible with and incidental to the principal use; and
- c. On *sites* over 10 acres, zoned R-1 and/or R-4:
 - (1) *Retail sales* of items related to the instructional courses are permitted, provided total floor area for *retail sales* is limited to 2,000 square feet;

- (2) Sales of food prepared in the instructional courses are permitted with Seattle/King County public health and *City* approval, if total floor area for food sales is limited to 1,750 square feet and is located in the same *structure* as the school;
- (3) Other incidental student-supporting *uses* are allowed, if the *uses* are found to be functionally related, subordinate, compatible with and incidental to the principal *use*;
- (4) The *use* shall be integrated with allowable agricultural *uses* on the *site*;
- (5) Advertised special events shall comply with the temporary use requirements of this title; and
- (6) Existing *structures* that are damaged or destroyed by fire or natural event, if damaged by more than 50 percent of their prior value, may reconstruct and expand an additional 65 percent of the original floor area but need not be approved as a conditional use if their *use* otherwise complies with the development conditions in this subsection (28)(c) and this title.

²⁹ Only if adjacent to an existing or proposed school.

³⁰ a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter [18.50](#) KMC; or

b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.

³¹ a. Utility yards only on *sites* with utility district offices; or

b. *Public agency* yards are limited to material storage for road maintenance facilities.

³² Limited to “storefront” police offices. Such offices shall not have:

a. Holding cells;

b. Suspect interview rooms; or

c. Long-term storage of stolen properties.

³³ a. All *buildings* and *structures* shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

b. Any *buildings* from which fire-fighting equipment emerges onto a *street* shall maintain a distance of 35 feet from such *street*; and

c. No *outdoor storage*.

³⁴ Excluding *bulk gas storage tanks*.

³⁵ Limited to *bulk gas storage tanks* which pipe to individual residences but excluding liquefied natural gas storage tanks.

³⁶ Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:

- a. They are located on existing parking lots for churches, schools, or other permitted nonresidential *uses* which have excess capacity available during commuting hours; and
- b. The *site* is adjacent to a designated arterial that has been improved to a standard acceptable to the *department*.

³⁷ Except when participating in an approved shared facility drainage plan; such facilities shall be located on the same *lot* that they are designed to serve except in subdivisions or short subdivisions that set aside a separate tract for such facilities. For shared facilities, such facilities which are not located on the *lot* they are designed to serve shall be located on a *lot* with the same or more intensive zoning designation.

³⁸ Only as an *accessory use* to a *public agency or utility yard*, or to a *transfer station*.

³⁹ Permitted when:

- a. Located in the R-24 zone; and
- b. On a *site* in *professional office* or *construction and trade office uses* as of May 8, 2003; and
- c. Part of a *mixed use development*; and
- d. Limited to 15,000 square feet; and
- e. No *outdoor storage* of equipment occurs.

⁴⁰ Except *self-service storage*.

⁴¹ Accessory to an *apartment development* of at least 12 units, provided:

- a. The gross floor area in *self-service storage* shall not exceed the total gross floor area of the *apartment* dwellings on the *site*;
- b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
- c. The use of the facility shall be limited to dead storage of household goods;
- d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
- e. No *outdoor storage* or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
- f. No residential occupancy of the storage units;
- g. No business activity other than the rental of storage units; and
- h. A resident director shall be required on the *site* and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

⁴² Permitted when:

- a. Located in the R-24 zone; and
- b. On a *site* in *professional office* or *construction and trade office uses* as of May 8, 2003; and
- c. Part of a *mixed use development*; and
- d. Limited to 15,000 square feet; and
- e. No *outdoor storage* of equipment occurs.

⁴³ Limited to *emergency* medical evacuation sites in conjunction with police, fire or health service facility.

⁴⁴ Not in R-1 and limited to *variety stores* with a maximum of 5,000 square feet of gross floor area, and subject to KMC [18.21.070](#).

⁴⁵ Not permitted in R-1 and limited to a maximum of 5,000 square feet of gross floor area and subject to KMC [18.21.070](#).

⁴⁶ Not permitted in R-1 and excluding drinking places, and limited to a maximum of 5,000 square feet of gross floor area and subject to KMC [18.21.070](#).

⁴⁷ *Social card games*, as defined by this title, are prohibited.

⁴⁸ Limited to *cogeneration* facilities for on-site use only.

⁴⁹ ~~The provisions apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter [18.60](#) KMC.~~

⁵⁰ ~~a. Limited to no more than three satellite dish antennas.~~

~~b. Limited to one satellite dish antenna.~~

~~c. Limited to tower consolidations.~~

⁵¹ Only in conjunction with an existing or proposed school.

⁵² Except racing of motorized vehicles.

⁵³ Except arboretum.

⁵⁴ Except technical institutions. See *vocational schools*.

⁵⁵ Only as a re-use of a public school facility subject to Chapter [18.50](#) KMC.

⁵⁶ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC.

⁵⁷ A *family child-care home* is subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the following requirements:

a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;

b. A safe passenger loading area as certified by the DEL licensor shall be provided;

c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;

d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;

e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC; and

f. The City has the authority to limit the hours of operation to facilitate neighborhood compatibility.

18.21. . Wireless communication facilities. Use allowances and development regulations for wireless communication facilities are located in Chapter 18.60 KMC.

18.22.010 Neighborhood business zone – Use allowances.

The following uses in Table A are identified as permitted, conditionally permitted, special uses, or prohibited uses in the neighborhood business zone:

Table A. Neighborhood Business Zone Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Townhouse¹</i>	<i>Sports Club⁷</i>	<i>Jail</i>	<i>Single Detached Dwelling Unit</i>
<i>Apartment⁸</i>	<i>School District Support Facility</i>	<i>Work Release Facility</i>	<i>Family Child-Care Home</i>
<i>Community Residential Facility I¹</i>	<i>Helistop²²</i>	<i>Nonhydroelectric Generation Facility</i>	<i>Designated Manufactured Home</i>
<i>Community Residential Facility II¹</i>	<i>Nonhydroelectric Generation Facility²⁸</i>	<i>Communication Facility²⁹</i>	<i>Mobile Home and Manufactured Home</i>
<i>Senior Citizen Assisted Living¹</i>	<i>Communication Facility^{29,30c}</i>	<i>Oil and Gas Extraction Energy Resource</i>	<i>Mobile Home Park</i>
<i>Residential Accessory Uses²</i>	<i>Earth Station</i>	<i>Recovery Facility</i>	<i>Dormitory</i>
<i>Home Occupation</i>	<i>College/University^{33,35}</i>	<i>Landfill</i>	<i>Home Industry</i>
<i>Bed and Breakfast</i>		<i>Transfer Station</i>	<i>Hotel/Motel³</i>
<i>Guesthouse⁴</i>		<i>Wastewater Treatment Facility</i>	<i>Organization Hotel/Lodging Houses</i>
<i>Park</i>		<i>Municipal Water Production</i>	<i>Campgrounds</i>
<i>Trails</i>		<i>Airport/Heliport</i>	<i>Destination Resorts</i>
<i>Marina⁶</i>		<i>Transit Bus Base</i>	<i>Recreational Vehicle Park</i>
<i>Library</i>		<i>School Bus Base</i>	<i>Adult Entertainment Business</i>
<i>Museum</i>		<i>Racetrack³¹</i>	<i>Theater</i>
<i>Arboretum</i>		<i>College/University³³</i>	<i>Theater, Drive-in</i>
<i>Conference Center</i>			<i>Bowling Center</i>
<i>General Personal Service</i>			<i>Golf Course Facility</i>

Table A. Neighborhood Business Zone Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Cemetery, Columbarium or Mausoleum¹⁰</i> <i>Day Care I</i> <i>Day Care II</i> <i>Veterinary Clinic¹¹</i> <i>Automotive Repair^{12,13}</i> <i>Automotive Service¹³</i> <i>Church, Synagogue, Mosque, Temple</i> <i>Social Services^{14,15}</i> <i>Artist Studios</i> <i>Interim Recycling Facility¹⁶</i> <i>Medical/Dental</i> <i>Office/Outpatient Clinic</i>		<i>Secure Community Transition Facilities³⁶</i>	<i>Amusement and Recreation Services^{8,9}</i> <i>Shooting Range</i> <i>Amusement Arcades</i> <i>Amusement Park</i> <i>Outdoor Performance Center</i> <i>Drycleaning Plants</i> <i>Industrial Launderers</i> <i>Funeral Home/Crematory</i> <i>Miscellaneous Repair</i> <i>Stable</i> <i>Kennel or Cattery</i> <i>Theatrical Production Services</i> <i>Nursing and Personal Care Facilities</i>
<i>Specialized Instruction School</i> <i>Public Agency or Utility Office</i> <i>Police Facility¹⁷</i> <i>Fire Facility</i> <i>Utility Facility</i> <i>Commuter Parking Lot</i> <i>Private Stormwater Management Facility¹⁸</i> <i>Vactor Waste Receiving Facility¹⁹</i> <i>General Business Service</i> <i>Professional Office</i> <i>Automotive Parking²⁰</i>			<i>Hospital</i> <i>Medical/Dental Lab</i> <i>Miscellaneous Health Services</i> <i>Elementary School</i> <i>Middle/Junior High School</i> <i>Secondary or High School</i> <i>Vocational School</i> <i>Public Agency or Utility Yard</i> <i>Public Agency Archives</i> <i>Court</i> <i>Construction and Trade</i> <i>Individual Transportation and Taxi</i> <i>Trucking and Courier Service</i>

Table A. Neighborhood Business Zone Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
<i>Commercial/Industrial Accessory Uses²¹</i> <i>Building, Hardware and Garden Materials Stores²³</i> <i>Department and Variety Stores²⁴</i> Food Stores Gasoline Service Stations Eating and Drinking Places ^{25,26} <i>Drug Stores</i> <i>Book, Stationery, Video and Art Supply Stores</i> <i>Hobby, Toy, Game Shops</i> <i>Photographic and Electronic Shops</i> <i>Florist Shops</i> <i>Pet Shops</i> Printing and Publishing ²⁷ Earth Station ^{30b} College/University ^{33,34}			<i>Warehousing and Wholesale Trade</i> <i>Self-Service Storage</i> Farm Product Warehousing, Refrigeration and Storage <i>Log Storage</i> Transportation Service Freight and Cargo Service Passenger Transportation Service Communication Offices Telegraph and Other Communications Outdoor Advertising Service Miscellaneous Equipment Rental Automotive Rental and Leasing Professional Sports Teams/Promoters Research, Development and Testing <i>Heavy Equipment and Truck Repair</i> <i>Forest Product Sales</i> <i>Agricultural Product Sales</i> <i>Motor Vehicle and Boat Dealers</i> Auto Supply Stores Apparel and Accessory Stores <i>Furniture and Home Furnishings Stores</i>

Table A. Neighborhood Business Zone Use Allowances

PERMITTED USE	CONDITIONAL USE	SPECIAL USE	PROHIBITED
			<p>Liquor Stores</p> <p>Used Goods:</p> <p>Antiques/Secondhand Shops</p> <p><i>Sporting Goods</i> and Related Stores</p> <p><i>Jewelry Stores</i></p> <p>Monuments, Tombstones and Gravestones Sales</p> <p><i>Fabric Shops</i></p> <p>Fuel Dealers</p> <p><i>Personal Medical Supply Stores</i></p> <p><i>Bulk Retail</i></p> <p><i>Auction Houses</i></p> <p><i>Livestock Sales</i></p> <p><i>Manufacturing Land Uses</i>, except Printing and Publishing</p> <p><i>Resource Land Uses</i></p> <p><i>Jail Farm/Camp</i></p> <p><i>Public Agency Animal Control Facility</i></p> <p><i>Public Agency Training Facility</i></p> <p><i>Hydroelectric Generation Facility</i></p> <p><i>Soil Recycling Facility</i></p> <p><i>Fairground</i></p> <p>Zoo/Wildlife Exhibit³²</p> <p>Stadium/Arena</p> <p><i>Marijuana Business</i></p>

¹ Only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC, except that stand-alone *townhouse developments* are permitted subject to KMC [17.20.125](#), [18.22.020](#), [18.30.130](#) and [18.50.050](#);

² a. See KMC [18.73.100](#) regarding *accessory dwelling units*.

b. One single or twin engine, noncommercial aircraft shall be permitted only on *lots* that abut, or have a legal access that is not a *City* right-of-way to, a waterbody or landing field, provided there is:

(1) No aircraft sales, service, repair, charter or rental; and

(2) No storage of aviation fuel except that contained in the tank or tanks of the aircraft.

³ Except *bed and breakfast guesthouses*.

⁴ *Bed and breakfast guesthouses* shall be subject to the following conditions:

a. The guesthouse shall be owner-occupied;

b. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;

c. Parking shall be provided as required by this title; and

d. The guesthouse shall be compatible with the neighborhood character as determined by the *city manager*, and shall not create significant adverse neighborhood effects that cannot be mitigated.

⁵ Reserved.

⁶ Limited to day moorage.

⁷ Only for stand-alone *sports clubs* that are not part of a *park*.

⁸ Excluding amusement and recreational *uses* classified elsewhere in this chapter.

⁹ *Social card games*, as defined by this title, are prohibited.

¹⁰ Limited to columbariums accessory to a church, but required *landscaping* and parking shall not be reduced.

- ¹¹ a. No burning of refuse or dead animals is allowed;
- b. The portion of the *building* or *structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
- c. The provisions of Chapter [18.70](#) KMC relative to animal keeping are met.
- ¹² Except tire retreading.
- ¹³ The repair work or service shall only be performed in an enclosed *building*, with no *outdoor storage* of materials. Top, body, and upholstery repair shops and paint shops are not allowed.
- ¹⁴ Except day care services and residential care.
- ¹⁵ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC.
- ¹⁶ With the exception of *drop box facilities* for the collection and temporary storage of *recyclable materials*, all processing and storage of material shall be within enclosed *buildings*. *Yard waste processing* is not permitted.
- ¹⁷ Limited to “storefront” police offices. Such offices shall not have:
- a. Holding cells; or
- b. Long-term storage of stolen properties.
- ¹⁸ Except in commercial zones or when participating in an approved shared facility drainage plan; such facilities shall be located on the same *lot* that they are designed to serve except in subdivisions or short subdivisions that set aside a separate tract for such facilities. In commercial zones or shared facilities, such facilities which are not located on the *lot* they are designed to serve shall be located on a *lot* with the same or more intensive zoning designation.
- ¹⁹ *Vactor waste* treatment, storage and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other covered *structures*), as well as enclosed *buildings*.
- ²⁰ No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

²¹ Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.

²² Limited to *emergency* medical evacuation sites in conjunction with police, fire or health service facility.

²³ Only *hardware and garden materials stores* shall be permitted.

²⁴ Limited to *variety stores*, and further limited to a maximum of 2,000 square feet of gross floor area.

²⁵ Excluding drinking places.

²⁶ *Social card games*, as defined by this title, are prohibited.

²⁷ Limited to photocopying and printing services offered to the general public.

²⁸ Limited to *cogeneration* facilities for on-site use only.

²⁹ ~~The provisions apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter [18.60 KMC](#).~~

³⁰ ~~a. Limited to no more than three satellite dish antennas.~~

~~b. Limited to one satellite dish antenna.~~

~~c. Limited to tower consolidations.~~

³¹ Except racing of motorized vehicles.

³² Except arboretum.

³³ Except technical institutions. See *vocational schools*.

³⁴ Only as a re-use of a public school facility subject to Chapter [18.50 KMC](#).

³⁵ Only as a re-use of a surplus nonresidential facility subject to Chapter [18.50 KMC](#).

³⁶ *SCTF* Siting. *Secure community transition facilities* as defined in RCW [71.09.020](#) are permitted by *special use permit* in the neighborhood business zone, subject to the following restrictions:

a. Maximum Number of Residents. No *SCTF* shall house more than three persons, excluding resident staff.

b. Siting Criteria.

(1) *SCTFs* should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.

(2) No *SCTF* shall be allowed within the following distances from the following specified *uses*, areas or zones, whether such *uses*, areas or zones are located within or outside the *City* limits:

(A) In or within 250 feet of any residential zone district, or any residentially zoned property;

(B) Adjacent to, immediately across a *street* or parking lot from, or within the line of sight of a “risk potential activity” as defined in RCW [71.09.020](#), as amended, including, but not limited to, public and private schools; school bus stops; licensed *day care* and licensed preschool facilities; public *parks*, publicly dedicated *trails* and sports fields; recreational and community centers; playgrounds; *church*, *synagogue*, *mosque*, *temple*; and public libraries;

(C) One mile from any existing *SCTF*, work release, prerelease, or similar facility.

(3) The distances specified in footnote (36)(b)(2) of this section shall be measured by following a straight line from the nearest point of the property parcel upon which the *SCTF* is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.

c. On-Site Facilities Required. Each *SCTF* shall provide on-site dining, on-site laundry or laundry service, and on-site *recreational facilities* to serve the residents.

d. *Special Use Permit* Application Process. A *special use permit* application for an *SCTF* shall be accompanied by the following:

(1) The siting process used for the *SCTF*, including alternative locations considered. At least three alternative locations must be considered.

(2) An analysis showing that utmost consideration was given to potential *sites* such that siting of the facility will have no unreasonable impact on any one racial, cultural, or socio-economic

group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction or region.

- (3) Proposed mitigation measures including the use of extensive buffering from adjacent *uses*.
- (4) A detailed security plan for the facility and the residents.
- (5) Proposed operating rules for the facility.
- (6) A schedule and analysis of all public input solicited or to be solicited during the siting process.

18.22. . Wireless communication facilities. Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC.

18.23.020 Use allowances.

The following *uses* listed in Table A are identified as permitted, conditionally permitted, or *prohibited uses* in the community business zone:

Table A. Community Business Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Artist Studios	City Government Facilities and Offices	Adult Entertainment
Arts and Crafts	College/University	Business
Schools/Studios	Communication Facility, Major and Minor, only when on a building; prohibit stand-alone	Auto Supply Stores
Bed and Breakfast		Automotive Rental and Leasing
Guesthouses	Community Residential Facility I or II	Automotive Repair
Family Child-Care Home ²	Conference Centers	Automotive Service
Day Care Centers I and II	Cultural Facilities	Bulk Retail
Eating and Drinking Places ¹	Fire Facility	Car Wash
General Business Services	K – 12 Educational Institution (Public or Private)	Construction and Trade
Home Occupation	Medical/Dental Labs	Drive-Through Service
Medical/Dental	Nursing and Personal Care Facilities	Helistop
Office/Outpatient Clinic	Police Facility	Hospitals
Multiple-Family Dwelling	Public Agency or Utility Office: Non-City	Hotel
Professional Offices	Recreational Facilities, Indoor	Indoor Storage
Parks		

Table A. Community Business Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Private Stormwater Management Facility</i> Rental Services, No Outside Storage <i>Retail Sales, Indoor¹</i> <i>Services, On-Site¹</i> <i>Single Detached Dwelling Unit, Existing Legal Trails</i>	Religious Institutions: <i>Church, Synagogue, Mosque, Temple</i> <i>Services, Off-Site</i> <i>Social Services, Noncorrectional</i> <i>Specialized Instruction School</i> <i>Utility Facility: Limited to Sewer Lift Stations and Pipes/Electrical Wires and Associated Structure Supports</i> Veterinary Offices/Clinics <i>Vocational Schools</i>	<i>Interim Recycling Facility</i> Manufacturing <i>Marijuana Business</i> <i>Mobile Food Vendor</i> <i>Mobile Home Parks</i> <i>Motel</i> <i>Motor Vehicle and Boat Dealers</i> <i>Outdoor Performance Center</i> <i>Outdoor Retail Display/Sidewalk Sale</i> <i>Outdoor Storage</i> <i>Recreational Facilities, Outdoor</i> Rental Services with Outside Storage <i>Retail Sales, Outdoor</i> <i>Self-Service Storage</i> <i>Single Detached Dwelling Unit, New</i> <i>Social Services, Correctional</i> <i>Taxi Stand</i> <i>Theater</i> <i>Theatrical Production</i> <i>Services</i> Tow Truck Operation/Auto Yard <i>Transit Center</i> Trucking and Courier Service

Table A. Community Business Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
		Warehousing and Wholesale Trade

¹ Permitted only as part of a *mixed use development* and must occupy 50 percent of the *ground floor* at *street frontage*. Each *use* is limited to maximum 5,000 square feet per *use* and 15,000 square feet total contiguous.

² A *family child-care home* is permitted in an existing legal *single detached dwelling unit* subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the following requirements:

- a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
- b. A safe passenger loading area as certified by the DEL licensor shall be provided;
- c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;
- d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;
- e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC; and
- f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility.

18.23. . Wireless communication facilities. Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC.

18.24.020 Use allowances.

The following *uses* in Table A are identified as permitted, conditionally permitted, or *prohibited uses* in the downtown residential zone.

Table A. Downtown Residential Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Auction House, Existing⁶</i> <i>Automotive Service, Accessory¹</i> <i>Bed and Breakfast Guesthouse</i> <i>City Government Facilities and Offices</i> <i>Community Residential Facility I or II</i> <i>Cultural Facilities</i> <i>Family Child-Care Home³</i> <i>Day Care I or II²</i> <i>Home Occupation</i> <i>Multiple-Family Dwelling³</i> <i>On-Site Services⁴</i> <i>Parking: Off-Street Required</i> <i>Parking Lot or Structure</i> <i>Parks</i> <i>Professional Office⁴</i> <i>Recreation, Indoor: Sports Club</i> <i>Retail Sales, Indoor⁴</i> <i>Single Detached Dwelling Unit, Existing Legal</i> <i>Trails</i> <i>Vehicle Auction, Existing⁷</i>	<i>Communication Facility, Major⁸</i> Eating and Drinking Places Nursing and Personal Care Facilities Religious Institutions: <i>Church, Synagogue, Mosque, Temple</i> <i>Social Services, Noncorrectional</i> <i>Utility Facility: Limited to Sewer Lift Stations and Pipes/Electrical Wires and Associated Structural Supports</i>	<i>Indoor Storage</i> <i>Marijuana Business</i> <i>Mobile Home Parks</i> <i>Outdoor Storage</i> <i>Public Agency or Utility Office: Non-City</i> <i>Retail Sales, Outdoor</i> <i>Self-Service Storage</i> <i>Single Detached Dwelling Unit, New</i> <i>Social Services, Correctional</i>

¹ Only permitted when accessory to and contained within a structured parking garage.

² *Day care II* permitted only when accessory to a school, church, *park*, *sport club* or public housing administered by a *public agency*.

³ *Townhouses* are required to have four units minimum in a cluster. Enclosed under building parking is required per Chapter [18.52](#) KMC, Downtown Design Standards.

⁴ Permitted only as part of a *mixed use development*, and must occupy 50 percent of the *ground floor* at *street frontage*. Each *use* is limited to maximum 5,000 square feet per *use* and 15,000 square feet total contiguous.

⁵ ~~Limited to tower consolidations.~~

⁶ Except for vehicle and animal auction *uses*. Existing *auction houses* are permitted on properties currently used for *auction house* activity as of January 12, 2007. This *use* may be continued and may be re-established for purposes of rebuilding upon unintentional destruction of the property. The *auction house use* may not expand *buildings* or storage beyond the *use's* existing footprint. The *auction house* may expand accessory on-site parking associated with existing *auction house use* to adjoining or nearby parcels of land, subject to the *City's* approval of a site improvement plan that addresses the following issues:

- a. Submittal of a long-term parking management plan that shows how the *use's* parking needs are met by on-site parking and/or provisions of a long-term shared parking agreement;
- b. Submittal of a traffic management plan that shows how the *applicant* intends to assure safe passage of pedestrians and vehicles in the vicinity of auction events;
- c. Screening of *outdoor storage* and parking areas consistent with Kenmore downtown design standard parking lot screening requirements, KMC [18.52.180](#);
- d. Provision of sidewalks along property frontages in the public rights-of-way, or other measures deemed by the *City* to adequately protect pedestrians traveling along property frontages; and
- e. Ensures that expanded accessory parking area is not used for storage.

⁷ Vehicle auctions in existence as of January 12, 2007, are permitted on-site area and within *buildings* in the downtown residential zone located east of 68th Avenue NE and north of NE 182nd Street that are being used as a vehicle auction *use* as of that date. This *use* may be continued and may be re-established for purposes of rebuilding upon unintentional destruction of property. With the exception of accessory parking outlined below, existing vehicle auction *uses* may not expand beyond their existing building footprint plus abutting easements, loading, or parking areas used for vehicle auction as of January 12, 2007. Renovations or alterations within the existing building footprint are permitted. However,

expansion of existing *buildings* for vehicle auction *use* is prohibited. Expansion of accessory on-site parking associated with existing vehicle auction *use* to adjoining or nearby parcels of land is allowed, subject to the *City's* approval of a site improvement plan that addresses the following issues:

- a. Submittal of a long-term parking management plan that shows how the *use's* parking needs are met by on-site parking and/or provisions of a long-term shared parking agreement;
- b. Submittal of a traffic management plan that shows how the *applicant* intends to assure safe passage of pedestrians and vehicles in the vicinity of auction events;
- c. Screening of *outdoor storage* and parking areas consistent with Kenmore downtown design standard parking lot screening requirements, KMC [18.52.180](#);
- d. Provision of sidewalks along property frontages in the public rights-of-way, or other measures deemed by the *City* to adequately protect pedestrians traveling along property frontages; and
- e. Ensures that expanded accessory parking area is not used for storage.

⁸ A *family child-care home* is permitted in an existing legal *single detached dwelling unit* subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the following requirements:

- a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
- b. A safe passenger loading area as certified by the DEL licensor shall be provided;
- c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;
- d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;
- e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC; and
- f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility.

[Ord. 14-0384 § 5; Ord. 11-0329 § 3 (Exh. 1).]

18.24. . Wireless communication facilities. Use allowances and development regulations for wireless communication facilities are located in Chapter 18.60 KMC.

18.25.020 Use allowances.

The following *uses* listed in Table A are identified as permitted, conditionally permitted, or *prohibited uses* in the downtown commercial zone:

Table A. Downtown Commercial Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Adult Entertainment Businesses</i> ¹¹	College/University	Automotive Rental and
<i>Artist Studios</i>	Communication Facility, Major and Minor	Leasing, New,
<i>Arts and Crafts Schools/Studios</i>	Only when on building; prohibit stand-alone	Nonaccessory
<i>Auction House</i> , Existing ¹²	Community Residential Facility I or II	Automotive Repair, New,
<i>Auto Supply Stores</i>	Fire Facility	Nonaccessory
<i>Automotive Rental and Leasing</i> ,	<i>Helistop</i>	Automotive Service, New,
<i>Accessory</i> ¹	Hospitals	Nonaccessory
<i>Automotive Repair</i> , Accessory ¹	K – 12 Educational Institution (Public or	<i>Bulk Retail</i>
<i>Automotive Repair</i> , Existing Legal ¹⁰	Private)	<i>Car Wash</i> , Nonaccessory
<i>Automotive Service</i> , Accessory ¹	Medical/Dental Labs	<i>Construction and Trade</i>
<i>Automotive Service</i> , Existing Legal ¹	Police Facility	Gasoline Service Stations,
<i>Bed and Breakfast Guesthouse</i> ²	Public Agency or Utility Office: Non-City	New
<i>Car Wash</i> , Accessory ¹	Religious Institutions: Church, Synagogue,	<i>Indoor Storage</i>
<i>City Government Facilities</i> and Offices	Mosque, Temple	<i>Interim Recycling Facility</i>
<i>Conference Centers</i>	Social Services, Correctional	Manufacturing
<i>Cultural Facilities</i>	Specialized Instruction School	<i>Marijuana Business</i>
<i>Day Care Centers</i> I and II	Utility Facility: Limited to Sewer Lift Stations	<i>Motel</i>
<i>Drive-Through Service</i> ³	and Pipes/Electrical Wires and Associated	<i>Motor Vehicle and Boat</i>
<i>Eating and Drinking Places</i>	Structural Supports	<i>Dealers</i> , Nonaccessory
<i>Gasoline Service Stations</i> , Existing	Vocational School	
<i>Legal</i>		
<i>General Business Services</i>		
<i>Home Occupation</i>		
<i>Hotel</i>		
<i>Medical/Dental Office/Outpatient Clinic</i>		

Table A. Downtown Commercial Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Mobile Food Vendor¹</i> <i>Motor Vehicle and Boat Dealers, Accessory¹</i> <i>Multiple-Family Dwelling⁶</i> <i>Off-Site Services⁸</i> <i>Outdoor Performance Center⁶</i> <i>Outdoor Retail Display/Sidewalk Sale⁷</i> <i>Professional Offices</i> <i>Parking: Commuter Parking Lot or Structure, Off-Street Required Parking Lot or Structure⁹</i> <i>Parks</i> <i>Private Stormwater Management Facility</i> <i>Recreational Facilities, Indoor</i> <i>Rental Services, No Outside Storage</i> <i>Retail Sales, Indoor</i> <i>Services, On-Site</i> <i>Social Services, Noncorrectional</i> <i>Taxi Stand</i> <i>Theater</i> <i>Theatrical Production Services</i> <i>Trails</i> <i>Transit Center⁹</i> <i>Vehicle Auction, Existing¹³</i> <i>Veterinary Offices/Clinics: No outdoor kennels or facilities</i>		<i>Nursing and Personal Care Facilities</i> <i>Outdoor Storage</i> <i>Recreational Facilities, Outdoor</i> <i>Rental Services, with Outside Storage</i> <i>Retail Sales, Outdoor</i> <i>Self-Service Storage</i> <i>Tow Truck Operation/Auto Impoundment Yard</i> <i>Trucking and Courier Service</i> <i>Warehousing and Wholesale Trade</i>

¹ Permitted only when accessory to and contained within a structured parking garage. Automotive rental and leasing *uses*, or *motor vehicle and boat dealer uses*, may also be permitted when accessory to an *existing legal* automotive service or *existing legal* automotive repair use and consistent with the following: (a) motor vehicles for sale, lease or rental shall not be arranged

in a display lot fashion along the primary *street frontage*, and (b) shall be a subordinate and incidental part of the automotive repair or automotive service business, and (c) shall be subject to Chapter [18.52](#) KMC, Downtown Design Standards, regarding screening, location and other relevant standards. Otherwise prohibited.

² Permitted only if part of a *mixed use development*.

³ Properties having frontage on SR-522 and taking primary access from SR-522 as of the effective date of the ordinance codified in this title shall be permitted *drive-through service*. Where allowed, *drive-through service* is permitted as an *accessory use*. *Drive-through service* shall be oriented to the side and/or rear of the *building*, and integrated into the exterior wall. Drive-through lanes shall not be located between the *street* and the main pedestrian access to the *buildings*. Modifications to these requirements may be reviewed through the site plan or building permit review process when meeting the intent of pedestrian orientation pursuant to Chapter [18.52](#) KMC, Downtown Design Standards.

⁴ *Mobile food vendors* are permitted subject to the following requirements:

- a. The stand is located on a sidewalk or near a storefront consistent with barrier-free regulations;
- b. The stand location on the sidewalk or near a storefront provides for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement;
- c. No permanent fencing, walls, or other *structures* are installed which hinder removal of the *structure* from the *site*;
- d. No required parking stall shall be blocked or unusable as a result of the mobile vendor;
- e. Safe ingress and egress to the *site* shall be maintained. Visibility for transportation and pedestrian access shall be maintained;
- f. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits; if accessory to a *use*, such operation is removed daily at the time of or prior to the close of business hours;
- g. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

⁵ When located on property fronting on SR-522, NE 73rd Street, NE 181st Street west of 68th Avenue NE, 65th Avenue NE, 67th Avenue NE, or 68th Avenue NE, such *uses* shall be subject to the following conditions:

- a. A minimum of 80 percent of a *structure's* street front facade at street level shall be occupied by nonresidential (e.g., retail, office or service) *uses*. If the nonresidential and residential *uses* are located in separate *structures*, the 80 percent requirement shall apply to the *lot's* lineal *street frontage* at street level. Where the *lot* fronts on two or more *streets* and abuts a *lot* which is not zoned commercial, the street front facade requirement shall apply to the *structure's* facade along the *street* with the greatest continuous lineal feet of commercially zoned frontage.
- b. The required nonresidential *use* shall extend at least 30 feet in depth at street level from the street front facade of the *structure*; provided, that the minimum required depth may be averaged, with no depth less than 15 feet.
- c. Where a *lot* fronts on two or more *streets* and only abuts *lots* which are zoned commercial, the street front facade requirement shall be calculated by totaling the combined street front facades of the *structure* containing the required nonresidential *use*.

⁶ Permitted when located west of 68th Avenue NE and associated with a plaza open to the public, and space is made available for general public passive or active use during non-performance hours.

⁷ *Outdoor retail displays/sidewalk sales* are permitted subject to:

- a. The *outdoor retail display/sidewalk sale* shall be accessory to a permitted permanent commercial *use*;
- b. Fire lanes shall remain fully open and accessible at all times;
- c. The location on sidewalk or near storefront is barrier-free;
- d. No required parking stall shall be blocked or unusable as a result of the *outdoor retail display/sidewalk sale*;
- e. Safe ingress and egress to the *site* shall be maintained. Visibility for transportation and pedestrian access shall be maintained;

- f. Such display and activity is removed daily at the time of or prior to the close of business hours;
- g. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

⁸ When located along NE 73rd Street, NE 181st Street west of 68th Avenue NE, 65th Avenue NE, 67th Avenue NE, or 68th Avenue NE, such *use* shall be housed on floors other than the *ground floor* street front facade.

- ⁹ a. Within the zone north of SR-522 and west of 68th Avenue NE, *transit centers* and commuter parking facilities shall be in structured *buildings* when the number of stalls exceeds 20. *Transit centers* or *commuter parking lots* shall be located a maximum distance of 1,200 lineal feet measured from the center line of SR-522 to the furthestmost point of the *transit center* or *commuter parking lot*.

- b. Parking structures, in whatever location in the zone, shall provide retail usages for at least 50 percent of the *ground floor street frontages*, consistent with Chapter [18.52](#) KMC, Downtown Design Standards.

- c. Parking structures shall be designed consistent with Chapter [18.52](#) KMC, Downtown Design Standards; interior design considerations shall include integration of parking with any transit bays, provision of indoor access to shops, and covered walkways to adjacent shopping, civic, residential, or other *developments* that patrons will access. Crime prevention through environmental design (CPTED) principles shall be integrated, such as, but not limited to, full spectrum lighting and maximization of visibility in publicly used areas.

¹⁰ In the downtown commercial zone, properties (a) fronting SR-522 or taking primary access from SR-522, and (b) located on a property where the extent of use is no deeper than 260 feet from SR-522, and (c) containing automotive repair or automotive service *uses* as of April 28, 2003, shall be considered *existing legal uses*. Otherwise prohibited.

¹¹ It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this section, without regard to intervening *structures* or objects, if any:

- a. Residentially zoned property;

- b. Public or *private* school for general education of any grade K through 12;
- c. School bus stop;
- d. Licensed *day care* or licensed preschool facility;
- e. Public *park*;
- f. Publicly dedicated *trail*; provided, however, that the *setback* distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no *setback* on the north side of that trail due to the separation provided by SR-522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;
- i. *Church, synagogue, mosque, temple*, or other house of religious worship;
- j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

¹² Except for vehicle and animal auction *uses*. Existing *auction houses* are permitted on properties currently used for *auction house* activity as of January 12, 2007. This *use* may be continued and may be re-established for purposes of rebuilding upon unintentional destruction of the property. The *auction house use* may not expand *buildings* or storage beyond the *use's* existing footprint. The *auction house* may expand accessory on-site parking associated with existing *auction house use* to adjoining or nearby parcels of land, subject to the *City's* approval of a site improvement plan that addresses the following issues:

- a. Submittal of a long-term parking management plan that shows how the *use's* parking needs are met by on-site parking and/or provisions of a long-term shared parking agreement;
- b. Submittal of a traffic management plan that shows how the *applicant* intends to assure safe passage of pedestrians and vehicles in the vicinity of auction events;

- c. Screening of *outdoor storage* and parking areas consistent with Kenmore downtown design standard parking lot screening requirements, KMC [18.52.180](#);
- d. Provision of sidewalks along property frontages in the public rights-of-way, or other measures deemed by the *City* to adequately protect pedestrians traveling along property frontages; and
- e. Ensures that expanded accessory parking area is not used for storage.

¹³ Vehicle auctions in existence as of January 12, 2007, are permitted on-site area and within *buildings* in the downtown commercial zone located east of 68th Avenue NE and north of NE 182nd Street that are being used as a vehicle auction *use* as of that date. This *use* may be continued and may be re-established for purposes of rebuilding upon unintentional destruction of property. With the exception of accessory parking noted in this subsection, existing vehicle auction *uses* may not expand beyond their existing building footprint plus abutting easements, loading, or parking areas used for vehicle auction as of January 12, 2007. Renovations or alterations within the existing building footprint are permitted; however, expansion of existing *buildings* for vehicle auction *use* is prohibited. Expansion of accessory on-site parking associated with existing vehicle auction *use* to adjoining or nearby parcels of land is allowed, subject to the *City's* approval of a site improvement plan that addresses the following issues:

- a. Submittal of a long-term parking management plan that shows how the *use's* parking needs are met by on-site parking and/or provisions of a long-term shared parking agreement;
- b. Submittal of a traffic management plan that shows how the *applicant* intends to assure safe passage of pedestrians and vehicles in the vicinity of auction events;
- c. Screening of *outdoor storage* and parking areas consistent with Kenmore downtown design standard parking lot screening requirements, KMC [18.52.180](#);
- d. Provision of sidewalks along property frontages in the public rights-of-way, or other measures deemed by the *City* to adequately protect pedestrians traveling along property frontages; and
- e. Ensures that expanded accessory parking area is not used for storage.

18.25. . Wireless communication facilities. Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC.

18.25A.030 Use allowances – Urban corridor west subarea.

The following *uses* listed in Table A are identified as permitted, conditionally permitted, or *prohibited uses* in the urban corridor west subarea:

Table A. Urban Corridor West Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Adult entertainment business ¹	Arts, entertainment, outdoor ¹¹	Air transportation service
Ambulatory surgery center	College/university	Auction house
Animal kennel/shelter ²	Communication facility ¹²	Automotive sales and service, marine
Arts, entertainment, indoor	Fire or police facility	Automotive sales and service, nonmarine
Business service, standard	Laboratory ⁵	Business service, intensive
Cemetery, columbarium or mausoleum ³	Recreational facility, indoor ⁸	Construction and trade
Community residential facility	Recreational facility, outdoor ¹³	Family child-care home
Day care		Hospital
Eating and drinking place ⁴		Manufacturing, heavy
Educational service		Mobile home park
Funeral home/crematory		Recreational facility, outdoor ¹³
Health care and social assistance		Regional land use
Laboratory ⁵		Resource land use
Manufacturing, light		Retail sales, bulk
Marijuana business		Secure facility
Mobile food service ⁶		Single detached dwelling unit
Multiple-family dwelling ⁷		Transportation
Office		Utility facility
Park		Vehicle or equipment rental
Personal service		Vehicle refueling station
Recreational facility, indoor ⁸		Warehousing
Religious institution		Wholesale trade
Retail sales ⁹		
Standalone parking ¹⁰		
Supportive living facility		
Temporary lodging		

¹ It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this subsection, without regard to intervening *structures* or objects, of any:

- a. Residentially zoned property;
- b. Public or *private* school for general education of any grade K through 12;
- c. School bus stop;
- d. Licensed *day care* or licensed preschool facility;
- e. Public *park*;
- f. Publicly dedicated *trail*; provided, however, that the *setback* distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no *setback* on the north side of that trail due to the separation provided by Highway 522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;
- i. *Religious institution*;
- j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

² Provided:

- a. No burning of refuse or dead animals is allowed;
- b. The portion of the *building* or *structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material;

c. Outdoor runs shall be prohibited on properties adjacent to residential zones; and

d. The provisions of Chapter [18.70](#) KMC relative to animal keeping shall be met.

³ Limited to indoor columbariums and mausoleums only.

⁴ *Social card games*, as defined by this title, are prohibited.

⁵ *Laboratories* that must comply with special containment procedures for large quantities of hazardous materials are subject to a *conditional use permit*.

⁶ Provided:

a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site, unless the structure is permanently permitted.

b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor.

c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained.

d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits.

e. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

⁷ North of SR-522, allowed only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC.

⁸ South of SR-522, *indoor recreational facility* is a conditional use.

⁹ South of SR-522, allowed only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC.

¹⁰ Standalone surface parking and boat racks shall not be permitted.

¹¹ Outdoor activities shall be at least 50 feet from adjoining residential zones and lighting shall be directed away from adjoining residential zones. Hours of operation may be restricted to ensure compatibility.

¹² Applies only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter 18.60 KMC.

¹³ North of SR-522, *outdoor recreational facility* is a prohibited use. Campgrounds and RV parks shall not be permitted south of SR-522.

18.25A.040 Use allowances – Urban corridor east subarea.

The following *uses* listed in Table B are identified as permitted, conditionally permitted, or *prohibited uses* in the urban corridor east subarea:

Table B. Urban Corridor East Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Adult entertainment business ¹	College/university	Air transportation service
Ambulatory surgery center	Communication facility ¹³	Arts, entertainment, outdoor ³
Animal kennel/shelter ²	Fire or police facility	Auction house
Arts, entertainment, indoor	Hospital ⁵	Automotive sales and service, marine
Arts, entertainment, outdoor ³	Laboratory ⁷	Automotive sales and service, nonmarine
Business service, standard	Regional land use ⁵	Business service, intensive
Cemetery, columbarium or mausoleum ⁴	Retail sales, bulk ^{5,10}	Community residential facility ⁵
Community residential facility ⁵		Construction and trade
Day care		Family child-care home
Eating and drinking place ⁶		Hospital ⁵
Educational service		Manufacturing, heavy
Funeral home/crematory		Mobile home park
Health care and social assistance		Recreational facility, outdoor ³
Laboratory ⁷		Regional land use ⁵
Manufacturing, light		Resource land use
Marijuana business		Retail sales, bulk ⁵
Mobile food service ⁸		Secure facility
Multiple-family dwelling		Single detached dwelling unit
Office		Standalone parking ¹¹
Park		Transportation
Personal service		Utility facility
Recreational facility, indoor		Vehicle or equipment rental

Table B. Urban Corridor East Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Recreational facility, outdoor</i> ^{3,9} <i>Religious institution</i> <i>Retail sales</i> <i>Retail sales, bulk</i> ^{5,10} <i>Standalone parking</i> ¹¹ <i>Supportive living facility</i> <i>Temporary lodging</i> <i>Vehicle refueling station</i> ¹²		<i>Vehicle refueling station</i> ¹² <i>Warehousing</i> <i>Wholesale trade</i>

¹ It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this subsection, without regard to intervening *structures* or objects, of any:

- a. Residentially zoned property;
- b. Public or *private* school for general education of any grade K through 12;
- c. School bus stop;
- d. Licensed *day care* or licensed preschool facility;
- e. Public *park*;
- f. Publicly dedicated *trail*; provided, however, that the *setback* distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no *setback* on the north side of that trail due to the separation provided by Highway 522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;
- i. *Religious institution*;

j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

² Provided:

- a. No burning of refuse or dead animals is allowed;
- b. The portion of the *building* or *structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material;
- c. Outdoor runs shall be prohibited on properties adjacent to residential zones; and
- d. The provisions of Chapter [18.70](#) KMC relative to animal keeping shall be met.

³ Prohibited east of 80th Avenue NE. West of 80th Avenue NE, outdoor activities shall be at least 50 feet from adjoining residential zones and lighting shall be directed away from adjoining residential zones. Hours of operation may be restricted to ensure compatibility.

⁴ East of 80th Avenue NE, limited to indoor columbariums and mausoleums only.

⁵ Prohibited east of 80th Avenue NE.

⁶ *Social card games*, as defined by this title, are prohibited.

⁷ *Laboratories* that must comply with special containment procedures for large quantities of hazardous materials are subject to a *conditional use permit*.

⁸ Provided:

- a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site, unless the structure is permanently permitted.
- b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor.

c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained.

d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits.

e. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

⁹ Campgrounds and RV parks shall not be permitted.

¹⁰ A *conditional use permit* is required if the building footprint is greater than 65,000 sq. ft.

¹¹ Prohibited east of 80th Avenue NE. Standalone surface parking lots for vehicles, boats or boat racks shall not exceed 10,000 sq. ft. in size west of 80th Avenue NE.

¹² Permitted only within 250 feet of the intersection of 80th Avenue NE and SR-522. Prohibited in other portions of the east subarea.

¹³ ~~Applies only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter [18.60](#) KMC.~~

18.25A. . Wireless communication facilities. Use allowances and development regulations for *wireless communication facilities* are located in Chapter [18.60](#) KMC.

18.25B.020 Use allowances.

The following *uses* listed in Table A are identified as permitted, conditionally permitted or *prohibited uses* in the waterfront commercial zone:

Table A. Waterfront Commercial Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Adult entertainment business</i> ¹	<i>Air transportation service</i>	<i>Auction house</i>
<i>Ambulatory surgery center</i>	<i>College/university</i>	<i>Automotive sales and service,</i>
<i>Animal kennel/shelter</i> ²	<i>Communication facility</i> ¹³	<i>nonmarine</i>
<i>Arts, entertainment, indoor</i>	<i>Fire or police facility</i>	<i>Business service, intensive</i>
<i>Arts, entertainment, outdoor</i> ³	<i>Hospital</i>	<i>Construction and trade</i>
	<i>Laboratory</i> ⁶	<i>Family child-care home</i>

Table A. Waterfront Commercial Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Automotive sales and service, marine</i> <i>Business service, standard</i> <i>Cemetery, columbarium or mausoleum⁴</i> <i>Community residential facility (CRF)</i> <i>Day care</i> <i>Eating and drinking place⁵</i> <i>Educational service</i> <i>Funeral home/crematory</i> <i>Health care and social assistance</i> <i>Laboratory⁶</i> <i>Manufacturing, light</i> <i>Marijuana business</i> <i>Mobile food service⁷</i> <i>Multiple-family dwelling⁸</i> <i>Office</i> <i>Park</i> <i>Personal service</i> <i>Recreational facility, indoor</i> <i>Recreational facility, outdoor^{3,9}</i> <i>Religious institution</i> <i>Retail sales</i> <i>Standalone parking¹⁰</i>	<i>Regional land use</i>	<i>Manufacturing, heavy</i> <i>Mobile home park</i> <i>Resource land use</i> <i>Retail sales, bulk</i> <i>Secure facility</i> <i>Single detached dwelling unit</i> <i>Utility facility</i> <i>Warehousing</i> <i>Wholesale trade</i>
<i>Supportive living facility</i> <i>Temporary lodging</i> <i>Transportation¹¹</i> <i>Vehicle or equipment rental¹²</i> <i>Vehicle refueling station</i>		

¹ It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or

parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this subsection, without regard to intervening structures or objects, of any:

- a. Residentially zoned property;
- b. Public or *private* school for general education of any grade K through 12;
- c. School bus stop;
- d. Licensed *day care* or licensed preschool facility;
- e. Public *park*;
- f. Publicly dedicated *trail*; provided, however, that the *setback* distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no *setback* on the north side of that trail due to the separation provided by Highway 522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;
- i. *Religious institution*;
- j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

² Provided:

- a. No burning of refuse or dead animals is allowed;
- b. The portion of the *building* or *structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material;
- c. Outdoor runs shall be prohibited on properties adjacent to residential zones; and

d. The provisions of Chapter [18.70](#) KMC relative to animal keeping shall be met.

³ Outdoor activities shall be at least 50 feet from adjoining residential zones and lighting shall be directed away from adjoining residential zones. Hours of operation may be restricted to ensure compatibility.

⁴ Limited to indoor columbariums and mausoleums only.

⁵ *Social card games*, as defined by this title, are prohibited.

⁶ *Laboratories* that must comply with special containment procedures for large quantities of hazardous materials are subject to a *conditional use permit*.

⁷ Provided:

a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site, unless the structure is permanently permitted.

b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor.

c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained.

d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits.

e. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

⁸ Allowed only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC.

⁹ Campgrounds and RV parks shall not be permitted.

¹⁰ Standalone surface parking lots for vehicles, boats or boat racks shall not exceed 10,000 sq. ft. in size.

¹¹ Only passenger transportation uses shall be permitted (no trucking or towing).

¹² Equipment rental is prohibited.

¹³ Applies only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter 18.60 KMC.

18.25B. . Wireless communication facilities. Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC.

18.26.030 Use allowances – Regional business north subarea.

The following *uses* listed in Table A are identified as permitted, conditionally permitted, or *prohibited uses* in the regional business north subarea:

Table A. Regional Business North Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Adult entertainment business ¹	College/university	Air transportation service
Ambulatory surgery center	Communication facility ¹²	Auction house
Animal kennel/shelter ²	Laboratory ⁶	Automotive sales and service, nonmarine ⁴
Arts, entertainment, indoor	Recreational facility, outdoor ³	Business service, intensive
Arts, entertainment, outdoor	Regional land use	Cemetery, columbarium or mausoleum
Automotive sales and service, marine ³	Utility facility	Family child-care home
Automotive sales and service, nonmarine ⁴		Funeral home/crematory
Business service, standard		Hospital
Community residential facility		Manufacturing, heavy
Construction and trade		Mobile home park
Day care		Resource land use
Eating and drinking place ⁵		Retail sales, bulk
Educational service		Secure facility
Fire or police facility		Single detached dwelling unit
Health care and social assistance		Vehicle or equipment rental ¹¹
Laboratory ⁶		Vehicle refueling station
Manufacturing, light		Warehousing
Marijuana business		
Mobile food service ⁷		
Multiple-family dwelling ⁸		
Office		

Table A. Regional Business North Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Park</i> <i>Personal service</i> <i>Recreational facility, indoor</i> <i>Religious institution</i> <i>Retail sales</i> <i>Standalone parking</i> ⁹ <i>Supportive living facility</i> <i>Temporary lodging</i> <i>Transportation</i> ¹⁰ <i>Vehicle or equipment rental</i> ¹¹ <i>Wholesale trade</i>		

¹ It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this subsection, without regard to intervening *structures* or objects, of any:

- a. Residentially zoned property;
- b. Public or *private* school for general education of any grade K through 12;
- c. School bus stop;
- d. Licensed *day care* or licensed preschool facility;
- e. Public *park*;
- f. Publicly dedicated *trail*; provided, however, that the *setback* distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no *setback* on the north side of that trail due to the separation provided by Highway 522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;

i. *Religious institution*;

j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

² Provided:

a. No burning of refuse or dead animals is allowed;

b. The portion of the *building* or *structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material;

c. Outdoor runs shall be prohibited on properties adjacent to residential zones; and

d. The provisions of Chapter [18.70](#) KMC relative to animal keeping shall be met.

³ Outdoor sales lots shall not exceed 20,000 sq. ft. in size.

⁴ Automotive sales are prohibited. Service of trucks exceeding eight-ton capacity (FHWA Classes 5-8) and heavy equipment is prohibited.

⁵ *Social card games*, as defined by this title, are prohibited.

⁶ *Laboratories* that must comply with special containment procedures for large quantities of hazardous materials are subject to a *conditional use permit*.

⁷ Provided:

a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site, unless the structure is permanently permitted.

b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor.

c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained.

d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits.

e. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

⁸ Allowed only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC.

⁹ Standalone surface parking lots and boat racks are not permitted.

¹⁰ Trucking and freight hauling businesses are not permitted.

¹¹ Equipment rental is prohibited.

¹² ~~Applies only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter [18.60](#) KMC.~~

¹³ Campgrounds and RV parks shall not be permitted.

18.26.040 Use allowances – Regional business east subarea.

The following *uses* listed in Table B are identified as permitted, conditionally permitted, or *prohibited uses* in the regional business east subarea:

Table B. Regional Business East Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Adult entertainment business</i> ¹	<i>College/university</i>	<i>Air transportation service</i>
<i>Ambulatory surgery center</i>	<i>Communication facility</i> ⁴⁶	<i>Automotive sales and service, nonmarine</i> ⁵
<i>Animal kennel/shelter</i> ²	<i>Hospital</i>	<i>Business service, intensive</i>
<i>Arts, entertainment, indoor</i>	<i>Laboratory</i> ⁶	<i>Family child-care home</i>
<i>Arts, entertainment, outdoor</i> ³	<i>Regional land use</i>	<i>Manufacturing, heavy</i>
<i>Auction house</i> ⁴	<i>Secure facility</i> ⁷	<i>Mobile home park</i>
<i>Automotive sales and service, marine</i>	<i>Utility facility</i>	<i>Resource land use</i>
<i>Automotive sales and service, nonmarine</i> ⁵		<i>Retail sales, bulk</i>
<i>Business service, standard</i>		<i>Single detached dwelling unit</i>
		<i>Vehicle refueling station</i>

Table B. Regional Business East Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Cemetery, columbarium or mausoleum⁶</i> <i>Community residential facility</i> <i>Construction and trade</i> <i>Day care</i> <i>Eating and drinking place⁷</i> <i>Educational service</i> <i>Fire or police facility</i> <i>Funeral home/crematory</i> <i>Health care and social assistance</i> <i>Laboratory⁸</i> <i>Manufacturing, light</i> <i>Marijuana business</i> <i>Mobile food service⁹</i> <i>Multiple-family dwelling¹⁰</i> <i>Office</i> <i>Park</i> <i>Personal service</i> <i>Recreational facility, indoor</i> <i>Recreational facility, outdoor^{8,11}</i> <i>Religious institution</i> <i>Retail sales¹²</i> <i>Standalone parking¹³</i> <i>Supportive living facility</i> <i>Temporary lodging</i> <i>Transportation¹⁴</i> <i>Vehicle or equipment rental</i> <i>Warehousing¹⁵</i> <i>Wholesale trade</i>		

¹ It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or

parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this subsection, without regard to intervening *structures* or objects, of any:

- a. Residentially zoned property;
- b. Public or *private* school for general education of any grade K through 12;
- c. School bus stop;
- d. Licensed *day care* or licensed preschool facility;
- e. Public *park*;
- f. Publicly dedicated *trail*; provided, however, that the *setback* distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no *setback* on the north side of that trail due to the separation provided by Highway 522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;
- i. *Religious institution*;
- j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

² Provided:

- a. No burning of refuse or dead animals is allowed;
- b. The portion of the *building* or *structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material;
- c. Outdoor runs shall be prohibited on properties adjacent to residential zones; and

d. The provisions of Chapter [18.70](#) KMC relative to animal keeping shall be met.

³ Outdoor activities shall be at least 50 feet from adjoining residential zones and lighting shall be directed away from adjoining residential zones. Hours of operation may be restricted to ensure compatibility.

⁴ Excluding animal auctions.

⁵ Automotive sales are prohibited. Service of trucks exceeding eight-ton capacity (FHWA Classes 5-8) and heavy equipment is prohibited.

⁶ Limited to indoor columbariums and mausoleums.

⁷ *Social card games*, as defined by this title, are prohibited.

⁸ *Laboratories* that must comply with special containment procedures for large quantities of hazardous materials are subject to a *conditional use permit*.

⁹ Provided:

a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site, unless the structure is permanently permitted.

b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor.

c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained.

d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits.

e. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

¹⁰ Allowed only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC.

¹¹ Campgrounds and RV parks shall not be permitted.

¹² Allowed only as part of a *mixed use development*.

¹³ Only standalone boat parking is permitted. Parking lots are limited in size to 10,000 sq. ft.

¹⁴ Trucking and freight hauling businesses are not permitted.

¹⁵ A warehouse shall not exceed 20,000 sq. ft. in size. Standalone outdoor storage shall not be permitted.

¹⁶ ~~Applies only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter 18.60 KMC.~~

¹⁷ Jail and jail farm/camp are prohibited. *Secure community transition facilities* as defined in RCW [71.09.020](#) are subject to the following restrictions:

a. Maximum Number of Residents. No SCTF shall house more than three persons, excluding resident staff.

b. Siting Criteria.

(1) SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.

(2) No SCTF shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

(A) In or within 250 feet of any residential zone district, or any residentially zoned property.

(B) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a “risk potential activity” as defined in RCW [71.09.020](#), as amended, including, but not limited to, public and private schools; school bus stops; licensed day care and licensed preschool facilities; public parks, publicly dedicated trails and sports fields; recreational and community centers; playgrounds; church, synagogue, mosque, temple; and public libraries.

(C) One mile from any existing SCTF, work release, prerelease, or similar facility.

(3) The distances specified in footnote (17)(b)(2) of this section shall be measured by following a straight line from the nearest point of the property parcel upon which the SCTF is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.

c. On-Site Facilities Required. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreational facilities to serve the residents.

d. Conditional Use Permit Application Process. A *conditional use permit* application for an SCTF shall be accompanied by the following:

- (1) The siting process used for the SCTF, including alternative locations considered. At least three alternative locations must be considered.
- (2) An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no unreasonable impact on any one racial, cultural, or socio-economic group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction or region.
- (3) Proposed mitigation measures including the use of extensive buffering from adjacent uses.
- (4) A detailed security plan for the facility and the residents.
- (5) Proposed operating rules for the facility.
- (6) A schedule and analysis of all public input solicited or to be solicited during the siting process.

18.26.050 Use allowances – Regional business west subarea.

The following *uses* listed in Table C are identified as permitted, conditionally permitted, or *prohibited uses* in the regional business west subarea:

Table C. Regional Business West Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Adult entertainment business¹</i>	<i>College/university</i>	<i>Air transportation service</i>
<i>Ambulatory surgery center</i>	<i>Communication facility^{4,5}</i>	<i>Animal kennel/shelter</i>
<i>Arts, entertainment, indoor</i>	<i>Laboratory⁴</i>	<i>Auction house</i>
<i>Arts, entertainment, outdoor</i>	<i>Manufacturing, light</i>	<i>Automotive sales and service,</i>
<i>Automotive sales and service,</i>	<i>Regional land use</i>	<i>nonmarine</i>
<i>marine²</i>		<i>Business service, intensive</i>
<i>Business service, standard</i>		<i>Cemetery, columbarium or</i>
<i>Community residential facility</i>		<i>mausoleum</i>
<i>Day care</i>		<i>Construction and trade</i>

Table C. Regional Business West Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Eating and drinking place³</i> <i>Educational service</i> <i>Fire or police facility</i> <i>Health care and social assistance</i> <i>Laboratory⁴</i> <i>Marijuana business</i> <i>Mobile food service⁵</i> <i>Multiple-family dwelling⁶</i> <i>Office</i>		<i>Family child-care home</i> <i>Funeral home/crematory</i> <i>Hospital</i> <i>Manufacturing, heavy</i> <i>Mobile home park</i> <i>Resource land use</i> <i>Retail sales, bulk</i> <i>Secure facility</i> <i>Single detached dwelling unit</i>
<i>Park</i> <i>Personal service</i> <i>Recreational facility, indoor</i> <i>Recreational facility, outdoor⁷</i> <i>Religious institution</i> <i>Retail sales⁸</i> <i>Standalone parking⁹</i> <i>Supportive living facility</i> <i>Temporary lodging</i> <i>Transportation¹⁰</i> <i>Vehicle or equipment rental¹¹</i> <i>Vehicle refueling station¹²</i>		<i>Utility facility</i> <i>Warehousing</i> <i>Wholesale trade</i>

¹ It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 330 feet, measured from the property line of the parcel or parcels proposed to contain the *adult entertainment business* to the property line of the parcels containing the *uses* in this subsection, without regard to intervening *structures* or objects, of any:

- a. Residentially zoned property;
- b. Public or *private* school for general education of any grade K through 12;
- c. School bus stop;

- d. Licensed *day care* or licensed preschool facility;
- e. Public *park*;
- f. Publicly dedicated *trail*; provided, however, that the *setback* distance shall apply only on the south side of the Burke-Gilman Trail, and that there shall be no *setback* on the north side of that trail due to the separation provided by Highway 522;
- g. Sports fields or playgrounds;
- h. Recreation or community center;
- i. *Religious institution*;
- j. Public library.

It shall be unlawful for any person to establish an *adult entertainment business* or to relocate an *adult entertainment business* within 500 feet of another *adult entertainment business*, measured from the property line of the parcel or parcels containing the *adult entertainment business* and the proposed *adult entertainment business*.

² Repair work or service shall only be performed in an enclosed building, with no outdoor storage of materials.

³ *Social card games*, as defined by this title, are prohibited.

⁴ *Laboratories* that must comply with special containment procedures for large quantities of hazardous materials are subject to a *conditional use permit*.

⁵ Provided:

- a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site, unless the structure is permanently permitted.
- b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor.
- c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained.

d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits.

e. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC.

⁶ Allowed only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC.

⁷ Campgrounds and RV parks shall not be permitted.

⁸ Allowed only as part of a *mixed use development*.

⁹ All standalone surface parking lots for vehicles, boats and/or boat racks are limited in size to 10,000 sq. ft.

¹⁰ Only passenger transportation uses are permitted.

¹¹ Equipment rental is prohibited. Vehicle rental is allowed only as an accessory to a permitted use.

¹² Allowed only as an accessory to a permitted use.

¹³ ~~Applies only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standards outlined in Chapter [18.60](#) KMC.~~

18.26. . Wireless communication facilities. Use allowances and development regulations for *wireless communication facilities* are located in Chapter [18.60](#) KMC.

18.27.020 Public and semi-public zone – Use allowances.

A. The following *uses* in Table A are permitted, conditionally permitted, or prohibited in the public and semi-public zone.

Table A. Public and Semi-Public Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED (OR EXCLUDED IN DEFINITIONS)
Arboretum Caretaker Residence, Accessory City Government Facilities and Offices Commuter Parking Lot Conference Center Cultural Facilities Fire Facility Indoor Recreational Facilities; Excluding Sports Clubs K – 12 Educational Institutions (Public or Private) Open Space Outdoor Recreational Facilities Parks Police Facility Private Stormwater Management Facility Public Agency or Utility Office: Non-City Trails Utility Facility	Communication Facility, Major and Minor, only when on building; prohibit stand-alone Maintenance Yards or Facilities, Accessory Outdoor Performance Center Colleges/Universities	Jail Work Release Facility Landfill Transfer Station Marijuana Business

B. Classified land uses not listed or prohibited in Table A may be allowed through completion of a site plan review process pursuant to KMC [18.27.060](#) and Chapter [18.105](#) KMC.

C. Uses Established by Master Plan. Adopted master plans that specify uses include the following:

1. Bastyr University Master Plan, December 2009, approved by City Ordinance 09-0304. [Ord. 14-0384 § 5; Ord. 11-0329 § 3 (Exh. 1).]

18.27. . Wireless communication facilities. Use allowances and development regulations for wireless communication facilities are located in Chapter 18.60 KMC.

18.28A.020 Golf course zone – Use allowances.

A. The following uses in Table A are permitted, conditionally permitted, or prohibited in the golf course zone.

Table A. Golf Course Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED (OR EXCLUDED IN DEFINITIONS)
Caretaker Residence, Accessory Clubhouse Conference Center, Accessory Cultural Facilities Driving Range Eating and Drinking Places, Accessory Golf Course Facility Maintenance Facility, Accessory Open Space Private Stormwater Management Facility Recreational Facilities, Indoor Recreational Facilities, Outdoor Retail Sales, Indoor, Accessory Trails Utility Facility	Communication Facility, Major and Minor, only when on building, prohibit stand-alone Outdoor Performance Center	Marijuana Business Residential Dwellings, Nonaccessory

Table A. Golf Course Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED (OR EXCLUDED IN DEFINITIONS)
<i>Wildlife Shelter</i>		

B. Classified land *uses* not listed or prohibited in Table A may be allowed through completion of a site plan review process pursuant to KMC [18.28A.060](#) and Chapter [18.105](#) KMC. Proponents of projects that include land *uses* allowed as accessory permitted or accessory conditionally *permitted uses* in Table A may also request allowance of such *uses* as primary *uses* pursuant to KMC [18.28A.060](#) and Chapter [18.105](#) KMC.

18.28A. . Wireless communication facilities. Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC.